



DAVID
BURR

WELLINGTON LODGE,
WISSINGTON UPLANDS, SUFFOLK



Colchester North Station 8 miles, train journey time to London Liverpool Street from 50 minutes. A12 7 miles, Sudbury 9 miles. Stansted Airport approximately a 50-minute drive.

- A detached residence situated within Wissington Uplands.
- Constructed in 1999.
- Offering an accommodation schedule of 4,000 sq ft.
- Arranged via four ground floor reception rooms.
- Five bedrooms (one en-suite).
- Drawing inspiration from the arts and crafts style.
- Granite topped, bespoke fitted kitchen.
- Situated within the Dedham Vale area of Outstanding natural beauty.
- Located between the thriving parishes of Nayland and Bures.
- Offered to the market with **NO ONWARD CHAIN.**
- Detached double garage.
- Ample parking for in excess of 10 vehicles.
- 1.4 acres of landscaped, beautifully mature gardens.
- A 40 ft x 20 ft heated swimming pool.
- Pool room incorporating changing room, shower room and fitted kitchen.
- Tennis court and views towards Wiston Woods situation.
- Located within a tranquil, rural setting
- Excellent commuter links via Colchester North Station and the A12.
- Within two miles of the Ofsted Outstanding Nayland Village Primary school and Littlegarth Independent Preparatory school.

WELLINGTON LODGE

Wissington Uplands, Suffolk

A five bedroom (one en-suite) detached, high specification contemporary residence offering 4,000 sq ft of internal accommodation and further benefitting from detached garaging, ample parking and landscaped gardens of approximately 1.4 acres incorporating a heated swimming pool, tennis court and pool room.



SITUATION

Wellington Lodge occupies an outstanding situation amidst a unspoilt landscape situated within the Dedham Vale area of Outstanding Natural Beauty (AONB) and within the highly regarded parish of Nayland. A wonderfully positioned, individual home of exceptional standing, the property lies less than two miles from the centre of the parish of Nayland which is well served by a riverside pub, a village deli, a popular village hall and an Ofsted outstanding rated village primary school. Immediately accessible to a wealth of countryside walks and public footpaths, the property is conveniently placed for commuter links via Colchester North Station (8 miles), with train times from 50 minutes to London Liverpool Street. The A12 trunk road is 7 miles distant, a popular market town of Sudbury, 9 miles distant, with further facilities at Bures, 3 miles distant which benefits from a branch line rail link, a tea room and a number of public houses. Independent schooling is located nearby via Littlegarth Independent Preparatory School, 2 miles distant and Homewood House Independent School 8 miles away.

DESCRIPTION

Approached via a private enclave of individual, high specification contemporary residences, the property is approached via a sweeping shingle driveway with ample private parking and space for in excess of 10 vehicles. The property is distinctively framed by established gardens with roses, box hedging and both perennial and evergreen border planting. The accommodation to the principal residence extends to approximately 4,000 sq ft and is arranged by four ground floor reception spaces with outstanding aspects across the rear gardens with many rooms enjoying a dual, if not triple aspect. With a range of red brick and stone fireplaces, inset wood burning stoves, natural stone flooring and Amtico basket weave flooring to the granite topped kitchen/breakfast/garden room. An outstanding family home of impressive proportions, with a separate ground floor utility room, study, high specification Duravit fitted cloakroom, range of LED spotlights and underfloor heating. The five generously proportioned, first floor double bedrooms are served by

facilities to the principal bedroom, a separate high specification family bathroom and shower room serving the remaining four bedrooms and an idyllic aspect with views across the swimming pool, landscaped surrounds, tennis court and Wiston Woods beyond. The property further benefits from a detached double garage, log store, a beautifully appointed garden arranged by a substantial terrace with a sunken pool, detached pool house incorporating a changing room, kitchenette, shower room and plant room. The fenced tennis court is neatly tucked away with the immaculately presented gardens home to a wealth of colour with strategic planting, shrubs, extensive hedging and finely developed borders that have been incorporated and enhanced over the past 26 years.

POSTCODE: CO6 4JQ

IMPORTANT AGENTS NOTE:

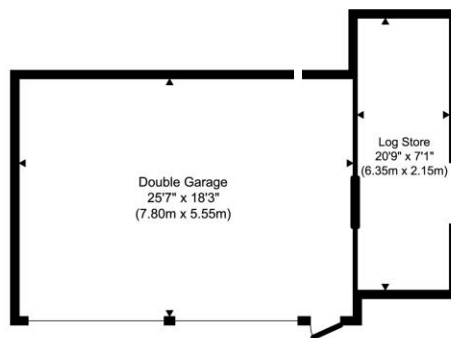
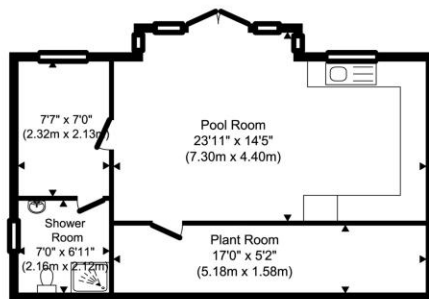
The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX (0300 1234000). **BAND:** H.

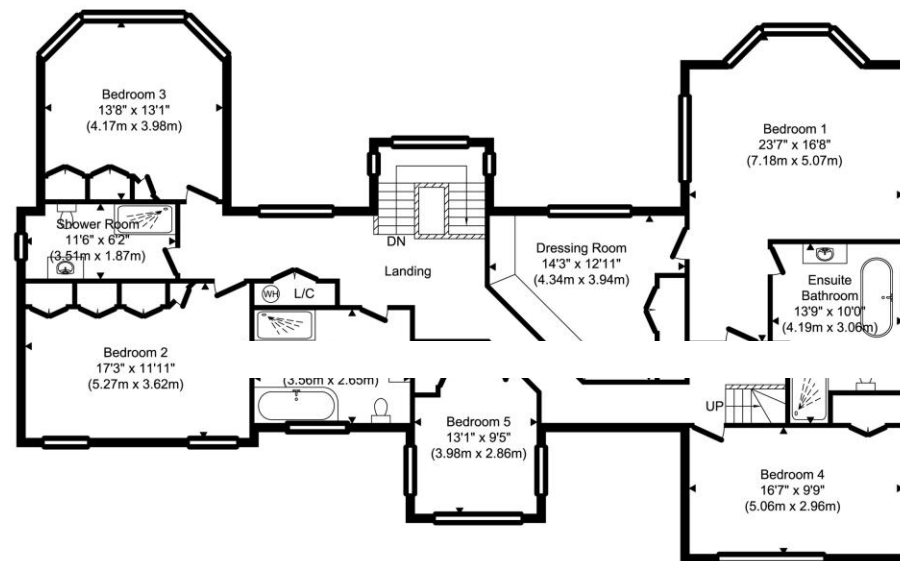
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating with bottled gas for hob. **NOTE:** None of these services have been tested by the agent.

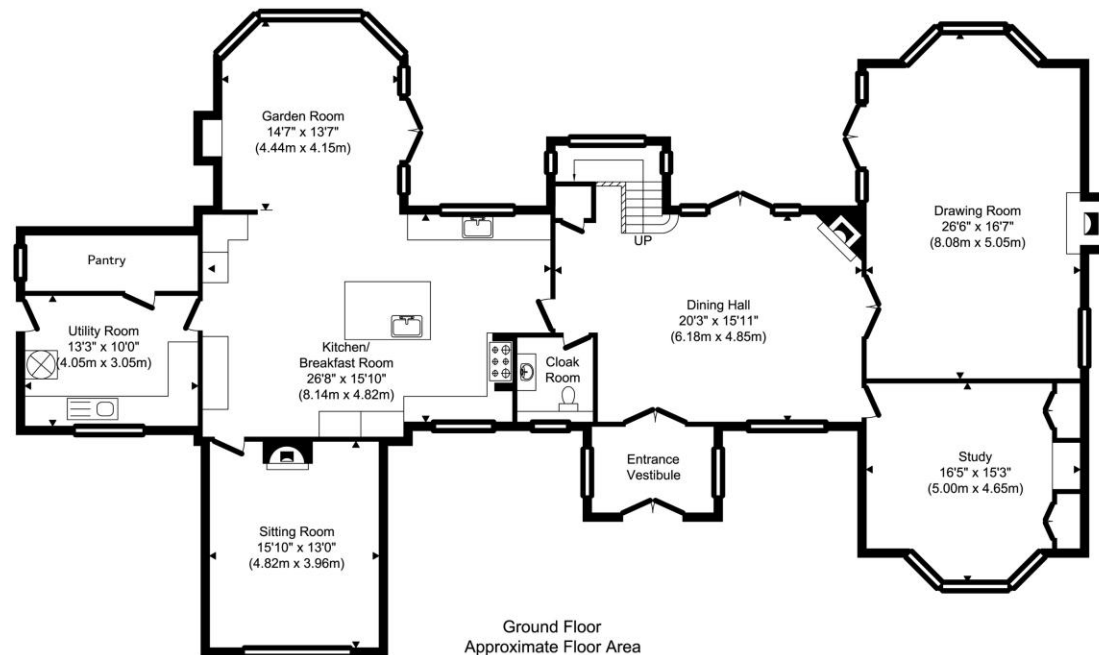




Outbuildings
Approximate Floor Area
1198.66 sq. ft.
(111.36 sq. m)



First Floor
Approximate Floor Area
1755.27 sq. ft.
(163.07 sq. m)



Ground Floor
Approximate Floor Area
2193.14 sq. ft.
(203.75 sq. m)

TOTAL APPROX. FLOOR AREA 5147.08 SQ.FT. (478.18 SQ.M.)
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Offices at:

Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 -Castle Hedingham 01787 463404-Woolpit 01359 245245 - Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888